



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

**Town of Berlin
Planning Commission
May 10th, 2023– 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes:
4. 115 Broad Street – Requesting Site Plan Approval
5. Comments from the Public
6. Comments from the Staff
7. Comments from the Chairman
8. Comments from the Commissioners
9. Adjournment

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland




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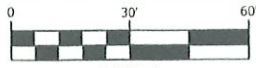
PLANNING COMMISSION APPLICATION

DATE: 4/23/23 HEARING DATE: 5/10/23 CASE NUMBER: 5-10-23-02
APPLICATION FOR: ☐ SUBDIVISION ☒ SITE PLAN REVIEW
PROJECT NAME: Berlin Beverage Co. LLC
LOCATION OF PROPERTY: 115 BROAD ST. Berlin, MD.
SIZE OF PROPERTY: .73 ACRES ZONING: B-2 TOTAL LOTS: 1
PROPERTY OWNER/AGENT Glenn Davis PHONE # 410-905-7480
ADDRESS 200 S. MAIN ST. EMAIL gdavis0618@gmail.c
SIGNATURE OF APPLICANT 

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21328, EXPIRATION DATE 1/28/2025

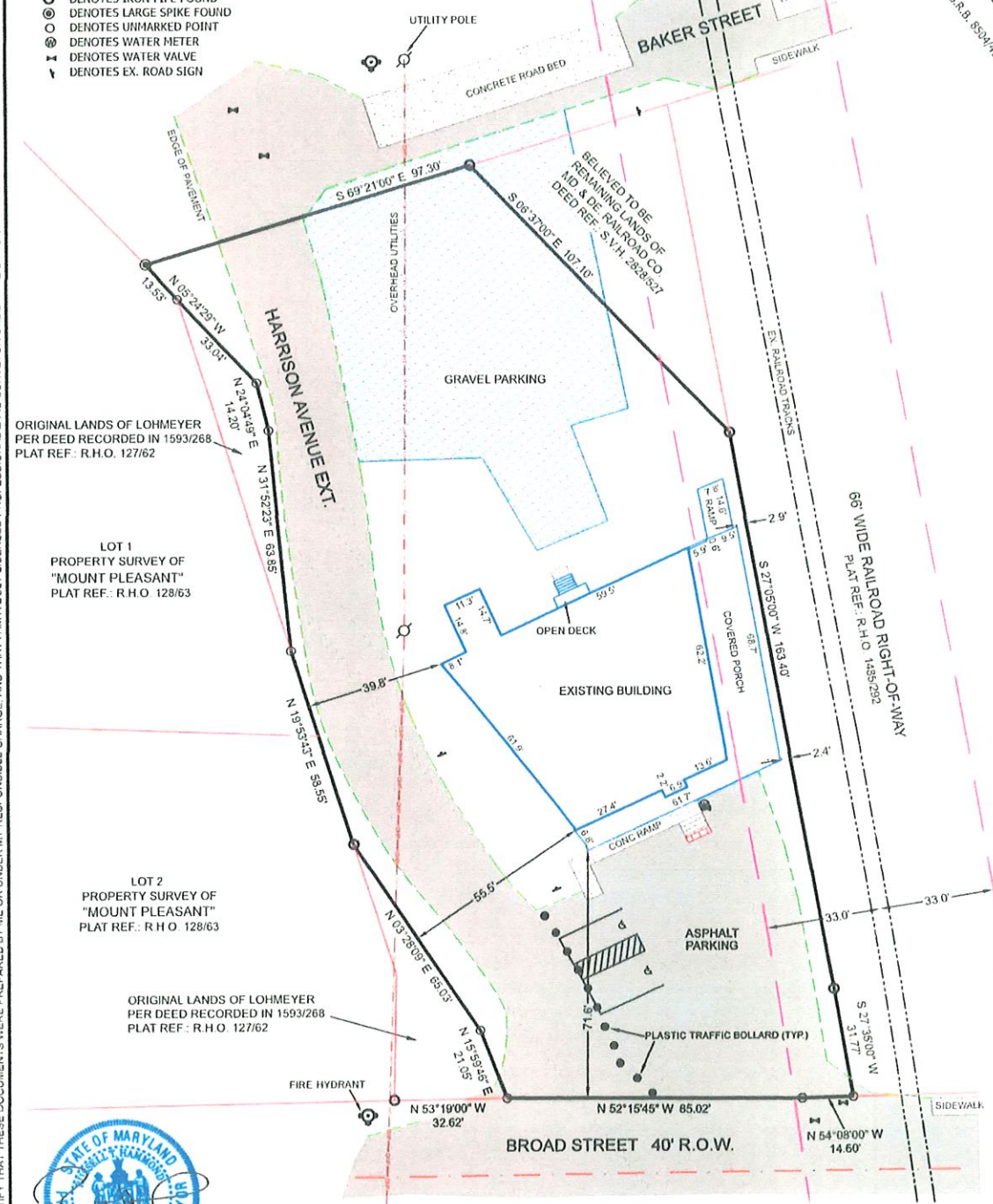
NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED



(IN FEET)
1" = 30'
MIN. ACCURACY = 0.1'

LEGEND

- DENOTES IRON PIPE FOUND
- ⊙ DENOTES LARGE SPIKE FOUND
- DENOTES UNMARKED POINT
- ⊕ DENOTES WATER METER
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES EX. ROAD SIGN



LOT 1
PROPERTY SURVEY OF
"MOUNT PLEASANT"
PLAT REF.: R.H.O. 128/63

LOT 2
PROPERTY SURVEY OF
"MOUNT PLEASANT"
PLAT REF.: R.H.O. 128/63

ORIGINAL LANDS OF LOHMEYER
PER DEED RECORDED IN 1593/268
PLAT REF.: R.H.O. 127/62



GENERAL NOTES:
ADDRESS: 115 BROAD STREET
TAX MAP 300, PARCEL 1232
DEED REF.: S.R.B. 8504/414
PLAT REF.: 138/19
LOT AREA: 31,999 S.F. ±
EX. ZONING: R-2
FLOOD ZONE: X
PER FIRM NO. 240141 0153 H
DATED JULY 16, 2015.

AS-CONSTRUCTED SURVEY
LANDS OF RICHARD'S CARD, LLC.
TOWN OF BERLIN
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, L.L.C.

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DRAWN BY: R. SAVAGE
FILE NO.: 2023-3376
DATE: 03/14/2023

RUSSELL T. HAMMOND SURVEYING L.L.C. RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. PLATS OR OTHER DOCUMENTS ANY AMENDMENTS, INCLUDING COMPUTER GENERATED AMENDMENTS IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING L.L.C.

115 Broad Street
(Existing Building)

Front (South)



West



North



East





As-Built



DESIGN GROUP, INC.
ARCHITECTURAL & ENGINEERING SOLUTIONS
P.O. Box 802
Ocean City, MD 21843
P: 410-289-1839 F: 410-208-1234
www.madengr.com

FIT-OUT
115 BROAD STREET
BERLIN, MARYLAND

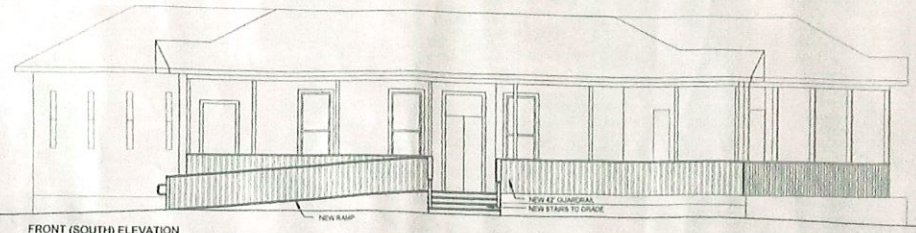
DATE	ISSUED FOR: (DELTA)
06-17-20	AS BUILT
06-24-20	SCHEMATIC
06-29-20	SCHEMATIC

DRAWN BY: GVG JOB NO: 20-118

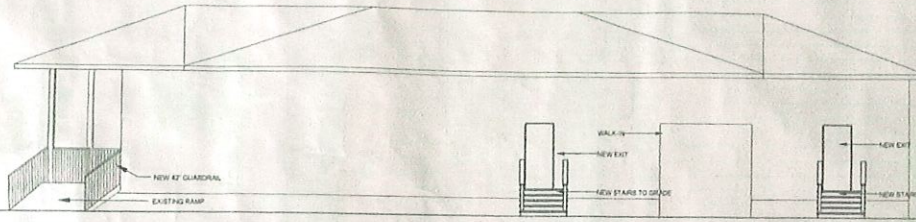
SHEET TITLE:
PROPOSED
ELEVATIONS

SHEET NO:
A-2

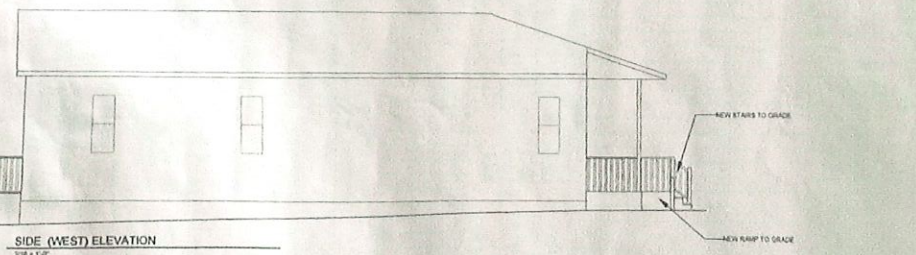
COPYRIGHT 2020



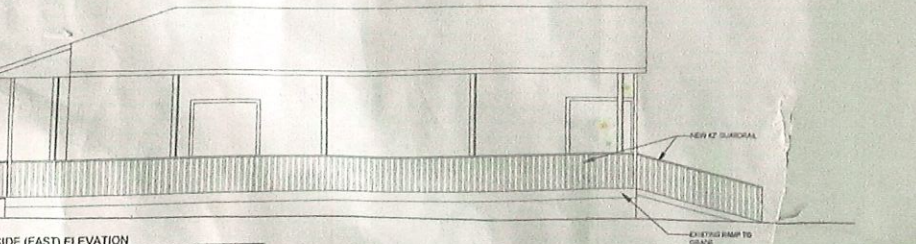
FRONT (SOUTH) ELEVATION
3/8" = 1'-0"



REAR (NORTH) ELEVATION
3/8" = 1'-0"

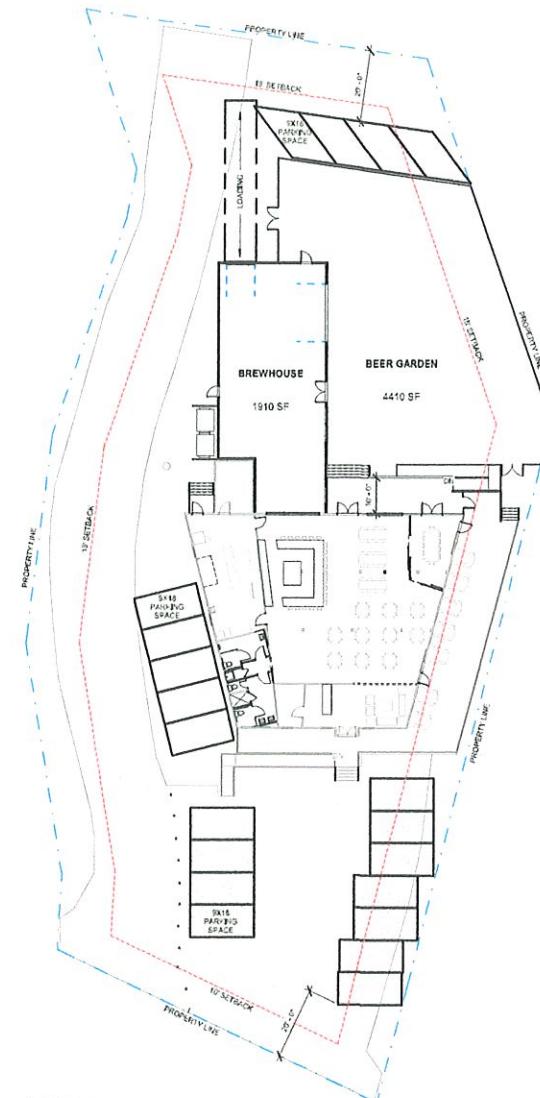


SIDE (WEST) ELEVATION
3/8" = 1'-0"



SIDE (EAST) ELEVATION
3/8" = 1'-0"

As Built



RELEVANT ZONING CODE INFORMATION:

(1) WHENEVER POSSIBLE, PARKING AREAS SHOULD BE LOCATED TO THE REAR OF THE BUILDING. EVERY OFF-STREET PARKING AREA FOR MORE THAN FIVE VEHICLES SHALL BE LOCATED AT LEAST 20 FEET FROM ANY STREET LINE AND FROM EVERY RESIDENTIAL LOT LINE. THE EDGES OF THE PARKING AREA SHALL BE CURBED OR BUFFERED, AND THE SPACE BETWEEN THE PARKING AREA AND THE STREET OR THE LOT LINE SHALL BE LANDSCAPED AND MAINTAINED IN A SIGHTLY CONDITION. WHERE ADJOINING A STREET, SUCH LANDSCAPING SHALL CONSIST OF GRASS AND LOW-SPREADING OR ORNAMENTAL TREES, WHERE ADJOINING A RESIDENTIAL LOT, IT SHALL INCLUDE A HEDGE OF SUFFICIENT TYPE AND HEIGHT, NOT LESS THAN 30 INCHES, TO PROTECT AND SCREEN THE ADJOINING PROPERTY.

SEC. 102-MD. LOT AREA, WIDTH AND YARD REQUIREMENTS.

FRONT = 15
SIDES = NONE, EXCEPT 15 WHEN ADJOINING AN R DISTRCT
REAR = 37 ABUTTING AN R DISTRCT, OTHERWISE 15

SEC. 102-26. OTHER EXCEPTIONS TO YARD REQUIREMENTS.

IN THE FOLLOWING ARCHITECTURAL FEATURES MAY PROJECT INTO REQUIRED YARDS OR COURTS AS HEREINAFTER SET FORTH (1) INTO ANY REQUIRED FRONT YARD, REAR YARD, OUTER COURT OR REQUIRED SIDE YARD ADJOINING A SIDE STREET LOT LINE;

C. AN UNCOVERED STAIR AND NECESSARY LANDINGS MAY PROJECT A DISTANCE NOT TO EXCEED SIX FEET.

<u>OCCUPANT LOADS:</u>		IBC 2012 PER TOWN OF BERLIN		
<u>ASSEMBLY</u>		<u>SF/PERSON</u>	<u>AREA</u>	<u>OCCUPANTS</u>
A-2	BUSINESS AREAS	100	470	4.70
	WAREHOUSES	500	1908	3.82
	UNCONCENTRATED	15	635	42.33
	BAR AREA	15	1440	96.53
	SEATING AREA	15	228	15.20
	PRIVATE ROOM	200	551	2.81
	KITCHEN	300	266	0.89
	ACCESSORY STORAGE WALK-IN + UTILITY ROOM			165.27
<u>PLUMBING FIXTURES:</u>		<u>MEN</u>	<u>WOMEN</u>	
TOTAL OCCUPANCY		166.27	83.14	83.14
TOILETS	1/40 MEN & 1/40 WOMEN	2.09	2.08	
SINKS	1/75	2.22		
WATER FOUNTAINS	1/500	1.00		
MOP SINK	1 SERVICE SINK	1.00		



**BERLIN
BEVERAGE
COMPANY**
115 BROAD STREET
BERLIN, MARYLAND
21811

ISSUED FOR:
DESIGN REVIEW ONLY
NOT FOR PERMITS
NOT FOR CONSTRUCTION

REVISIONS

Project Number	2023-16
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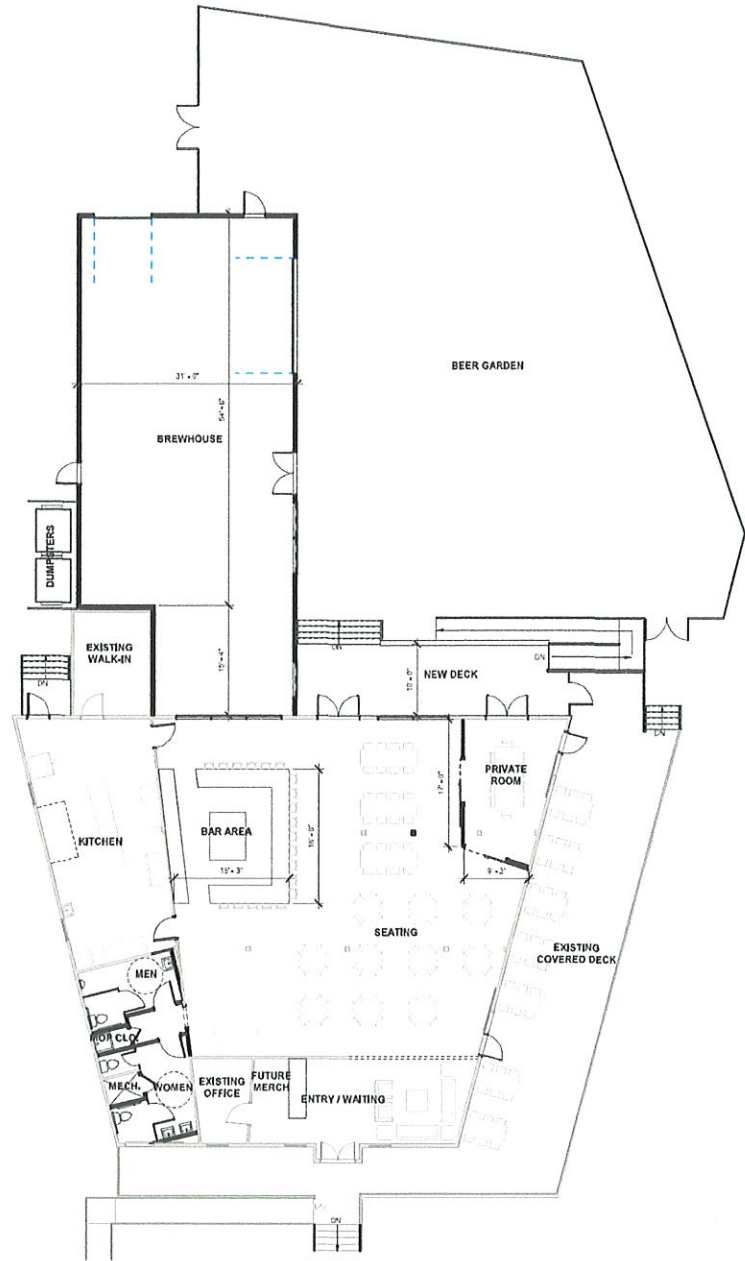
Date	04.12.2023
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Drawn By	DNH
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Checked By	DNH
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A100

4/19/2023 3:41:22 PM



HALEY ARCHITECTURE, LLC
13012 ANCHOR COURT
OCEAN CITY, MARYLAND 21842
P. 410.726.7564

**BERLIN
BEVERAGE
COMPANY**

115 BROAD STREET
BERLIN, MARYLAND
21811

**PROPOSED
FIRST FLOOR
PLAN**

ISSUED FOR:
DESIGN REVIEW ONLY
NOT FOR PERMITS
NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date

Project Number 2023-16
Date 04.12.2023
Drawn By DNH
Checked By DNH

A101
Scale 1/8" = 1'-0"

4/19/2023 3:41:44 PM